

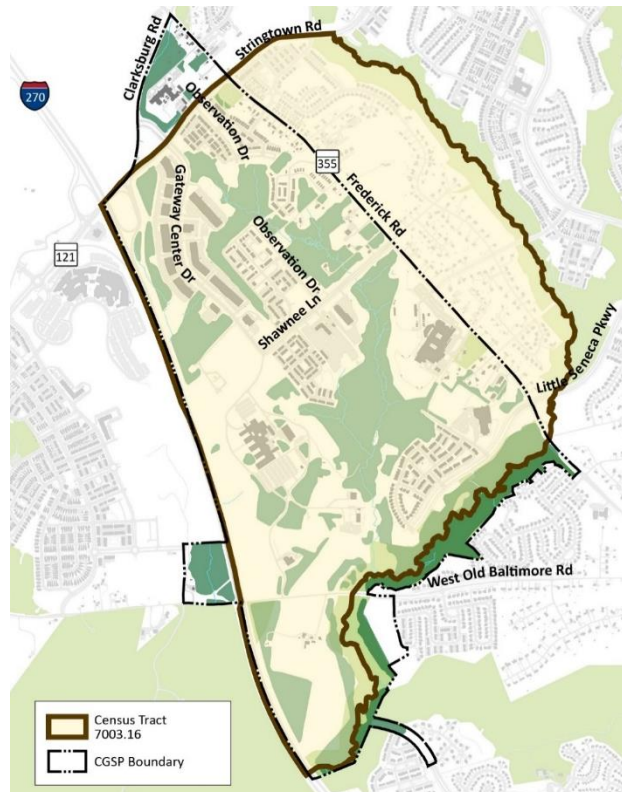
APPENDIX B: CLARKSBURG DEMOGRAPHIC PROFILE

Clarksburg Gateway Sector Plan Study Area

For the plan's demographic analysis, one census tract (7003.16) was selected as the "study area" to approximate the Clarksburg Gateway Sector Plan area (see Figure 1). This census tract covers all parts of the sector plan area with a resident population except for the area bounded by Stringtown Road, Clarksburg Road, and Frederick Road (MD 355). (The excluded area includes Clarksburg Elementary School and 45 residents (from the 2020 census results) and is part of a census block group (the smallest geographic level with detailed demographic information) that covers the large residential developments of the Cabin Branch area west of Interstate 270. Including this neighboring block group in the study area would skew the demographic statistics so that they would not be representative of the plan area.)

The study area also extends to the east of Frederick Road to Little Seneca Creek between Stringtown Road and Little Seneca Parkway and includes newer residential areas, such as the Highlands at Clarksburg subdivision, as well as older residential areas along Timber Creek Lane and Frederick Road.

Figure 1. Clarksburg Gateway Study Area



The study area is highlighted in yellow with a brown border. The Clarksburg Gateway Sector Plan area is outlined in a black dashed line

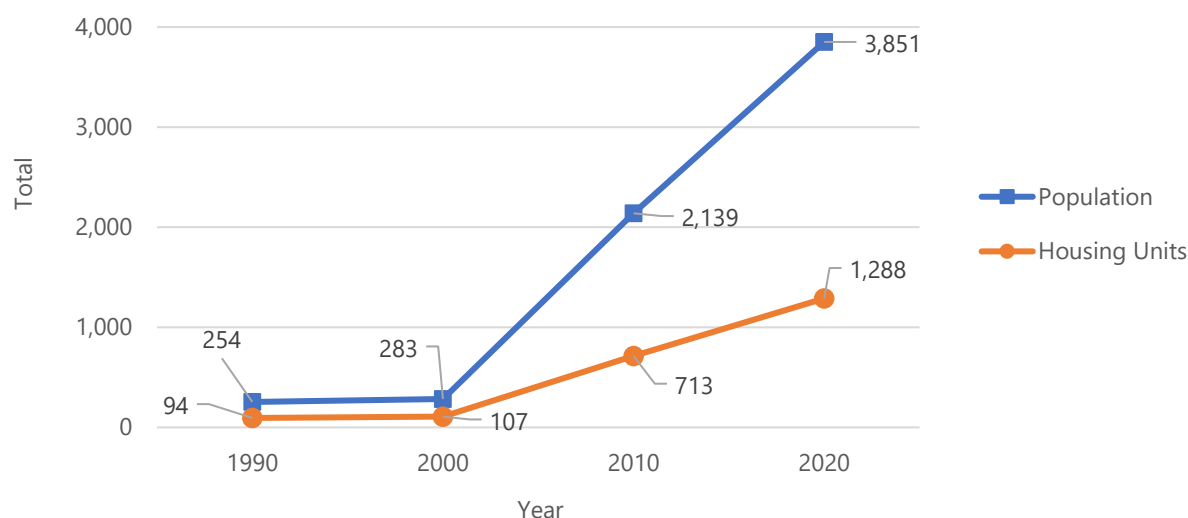
Population and Housing Growth: 1990-2020

The 2020 decennial census counted 3,851 persons and 1,288 housing units within the Clarksburg Gateway study area (see Figure 2). The study area's population experienced an enormous increase after 2000 as new subdivisions were built. In the 30 years between 1990 and 2020, the study area gained 3,597 residents, or a 1,416% increase; the number of housing units increased by 1,194 units or 1,270%. 99% of the population and housing growth since 1990 occurred in the two decades between 2000 and 2020. From 2000 to 2010, the area gained 1,856 residents (a 656% increase) and 606 housing units (a 566% increase). In the 2010s, the area gained almost as many people and housing units as the 2000s, with an increase of 1,712 residents (80%) and 575 housing units (81%).

The Clarksburg Gateway plan area has experienced a different population growth cycle than Montgomery County as a whole (see Figure 3). While the County's highest growth period occurred before 1990, Clarksburg Gateway's high growth period occurred after 2000. The study area's population and housing unit gains after 2000 reflect its rapid transition from a mostly rural locale to a suburban bedroom community.

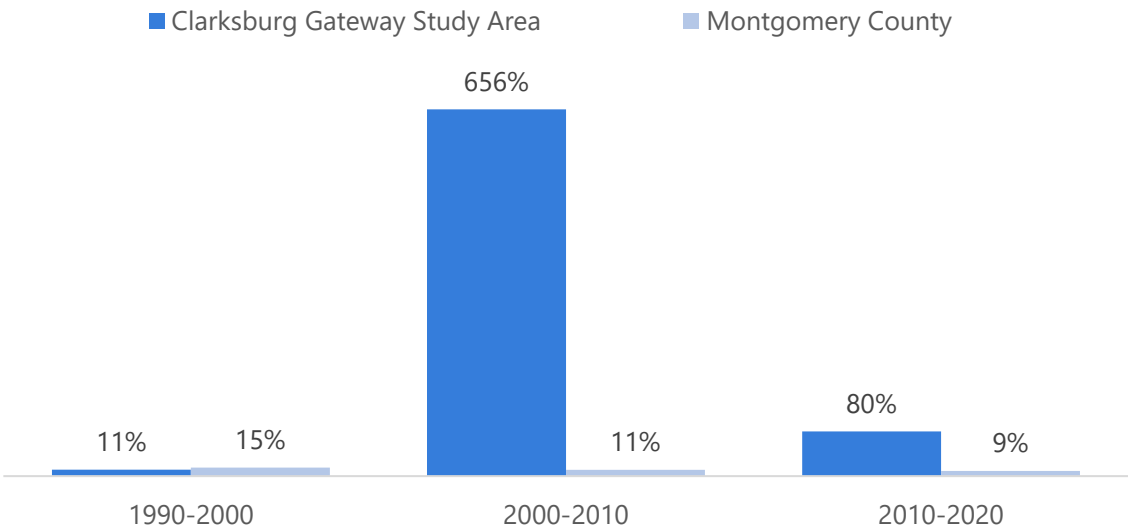
The greater Clarksburg area grew substantially in residential population during this period, as well, as new neighborhoods were built on former farms and forests on both sides of I-270. The Clarksburg Census Designated Place (CDP), an area generally consistent with the greater Clarksburg area, had a population of just over 29,000 people as of the 2020 decennial Census.

Figure 2. Clarksburg Gateway Study Area Population and Housing Units, 1990-2020



Source: Decennial Census, 1990-2020, U.S. Census Bureau

Figure 3: Population Growth of the Clarksburg Gateway Study Area and Montgomery County, 1990-2020



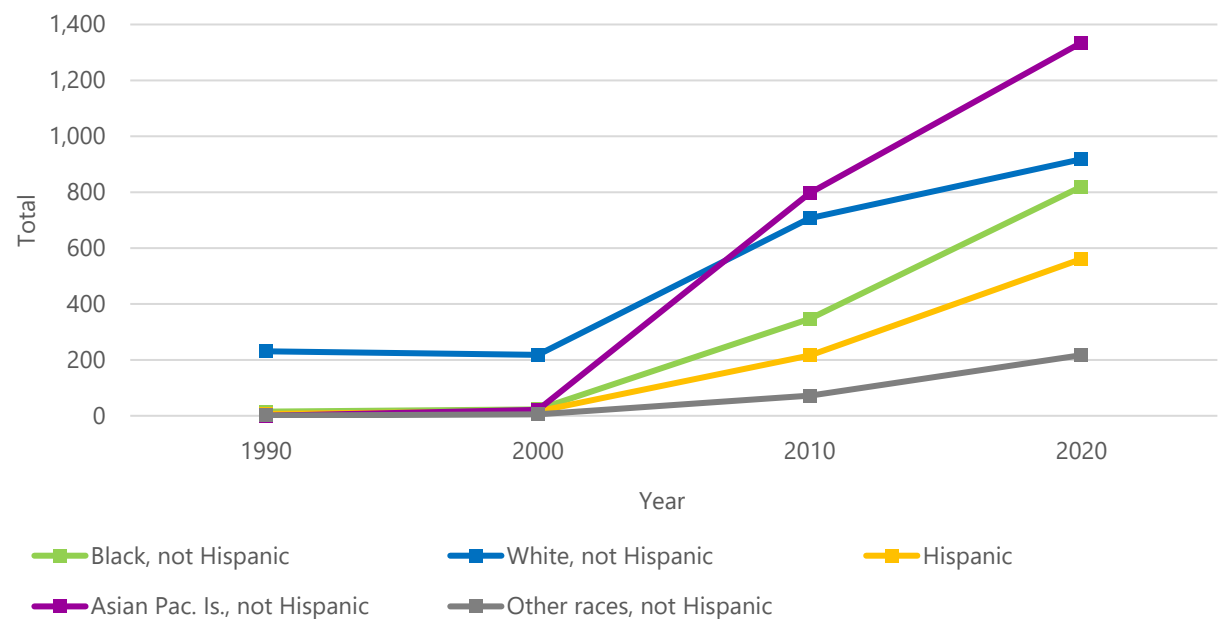
Source: Decennial Census, 1990-2020, U.S. Census Bureau

Population Diversity

As the overall population grew sharply from 2000 to 2010, the population of all major racial groups in the study area also increased. The largest growth in the 2000-2010 period occurred among the Asian or Pacific Islander population, which became the largest racial group, comprising over one-third (37%) of the study area’s population in 2010. Population growth for all racial groups continued through the 2010s; the percentage of Hispanics and Blacks steadily increased during this decade. By 2020, Asians or Pacific Islanders were 35% of the population and were still the largest racial group, followed by Whites (24%), Blacks (21%), and Hispanics (15%) (see Chart 1). South Asians comprise the largest subgroup of Asians/Pacific Islanders in the study area.

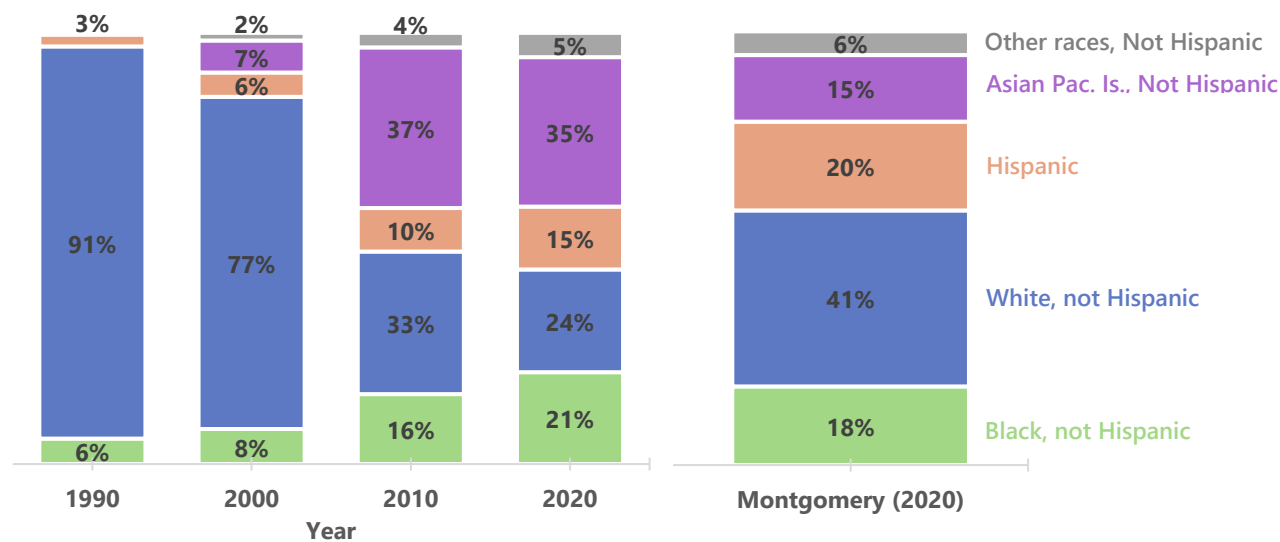
The Clarksburg Gateway study area, in comparison to Montgomery County as a whole, is far more racially diverse. The percentage of People of Color (persons who are not non-Hispanic White) in the study area is 76% compared to 59% across the County. The study area also has a larger percentage of the population who is Asian/Pacific Islander or Black than the County.

Figure 4: Clarksburg Gateway Study Area Population by Race and Ethnicity, 1990-2020



Source: Decennial Census, 1990-2020, U.S. Census Bureau

Figure 5: Share of the Population by Race and Ethnicity for the Clarksburg Gateway Study Area (1990-2020) and Montgomery County (2020)



Source: Decennial Census, 1990-2020, U.S. Census Bureau

Underlying the increase in the racial diversity is a notable foreign-born population and large numbers of non-English speakers. According to the 2021 American Community Survey's (ACS) 5-year estimates, 44% of the residents, or about 1,600 people, in the study area were born in another country, a higher rate of foreign-born than for all of Montgomery County (32%).

Over 60% of the study area's residents ages 5 and over (or about 2,000 people) speak a language other than English at home. Among residents who speak another language at home, 24% of them (or nearly 500 people) speak English less than very well. (This group represents 15% of all residents ages 5 and over.) The most spoken foreign languages in the study area are Spanish, Chinese (including Mandarin and Cantonese), and Korean, which are spoken by 28%, 18%, and 11%, respectively, of residents who speak another language at home (see Figure 6). (In Figure 6, "Other Indo-European languages" and "Other Asian and Pacific Island languages" round out the list of top five languages. These categories may include individual languages that have large percentages of speakers but are not broken out by the Census Bureau.) Among residents who speak English less than very well, 24% of them are Chinese speakers, 24% are Korean speakers, and only 4% are Spanish speakers. (Figures 7 and 8 show the full list of languages published by the American Community Survey with estimates and percentages for the study area.)

Figure 6: Top Foreign Languages in the Clarksburg Gateway Study Area, 2021

Language	% of non-English	% less than very well
Spanish	28%	4%
Chinese (incl. Mandarin, Cantonese)	18%	24%
Other Indo-European languages	17%	20%
Other Asian and Pacific Island languages	12%	0%
Korean	11%	24%

Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Figure 7: Estimates of persons ages 5 and over who speak a foreign language at home in the Clarksburg Gateway Study Area, 2021

Language	Estimate	Percent
Persons age 5+ who speak non-English language at home	1,993	100%
Spanish	559	28%
French, Haitian, Cajun	14	1%
German or other West Germanic languages	0	0%
Russian, Polish, or other Slavic languages	0	0%
Other Indo-European languages	330	17%
Korean	216	11%
Chinese (incl. Mandarin, Cantonese)	368	18%
Vietnamese	13	1%
Tagalog (incl. Filipino)	101	5%
Other Asian and Pacific Island languages	238	12%
Arabic	13	1%
Other and unspecified languages	141	7%
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau		

Figure 8: Estimates of persons ages 5 and over who speak English less than very well in the Clarksburg Gateway Study Area, 2021

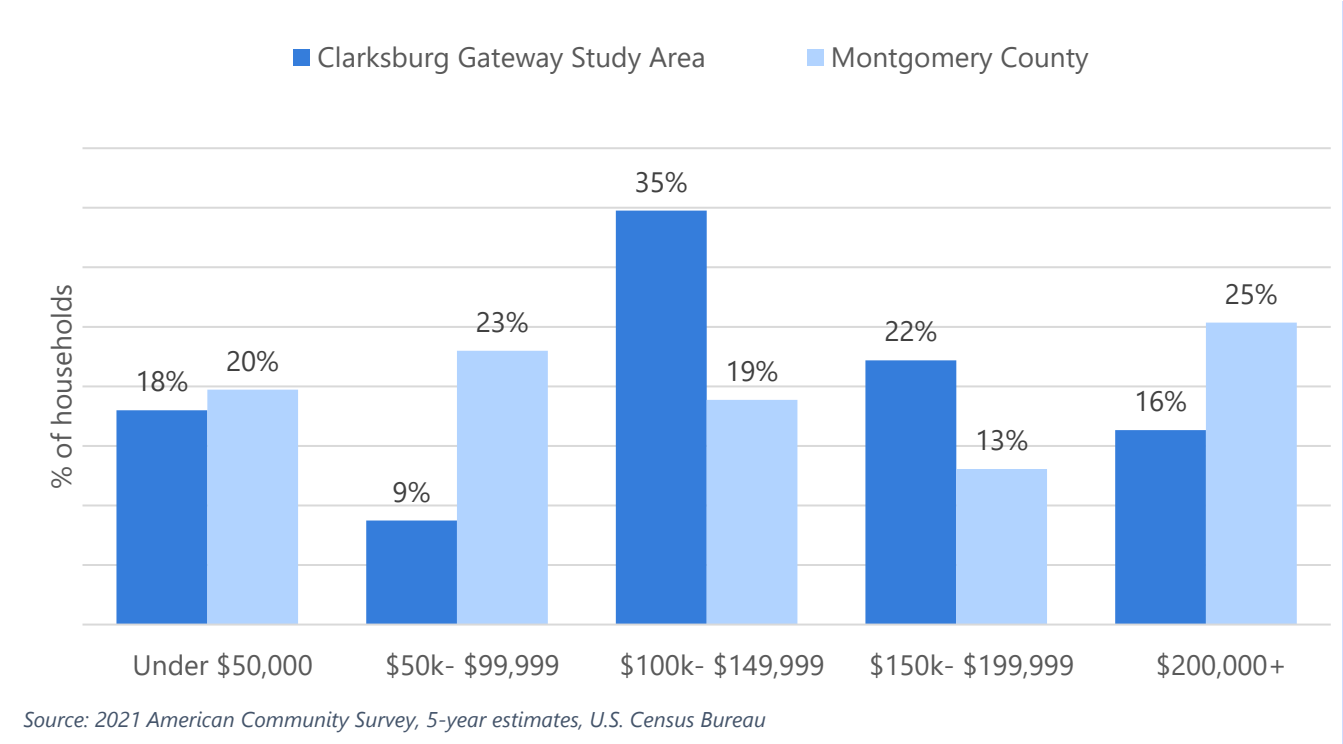
Language	Estimate	Percent
Persons age 5+ who speak English less than very well	479	100%
Spanish	18	4%
French, Haitian, Cajun	0	0%
German or other West Germanic languages	0	0%
Russian, Polish, or other Slavic languages	0	0%
Other Indo-European languages	96	20%
Korean	116	24%
Chinese (incl. Mandarin, Cantonese)	113	24%
Vietnamese	13	3%
Tagalog (incl. Filipino)	13	3%
Other Asian and Pacific Island languages	0	0%
Arabic	13	3%
Other and unspecified languages	97	20%
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau		

Socioeconomic Indicators

According to the 2021 ACS 5-year estimates, the median household income for the study area is \$131,000, or 12% higher than Montgomery County's median of \$117,000. (However, the mean household income for the study area is nearly \$135,000, below Montgomery County's mean of \$161,000. The County average may be skewed by very high-income households.) About 57% of households in the study area have incomes ranging from \$100,000 to \$200,000; only 32% of the County's households have incomes in this range (see Figure 9). However, the study area has fewer

high-end income households earning more than \$200,000 (16%) when compared to the County (25%). 18% of the study area’s households have incomes below \$50,000, a similar percentage to the countywide number (20%). 10% of the population, or nearly 400 people, in the study area live in households with an income below the poverty level, which is not statistically different from the countywide figure of 7%.

Figure 9: Household Income Distribution for Clarksburg Gateway Study Area and Montgomery County, 2021



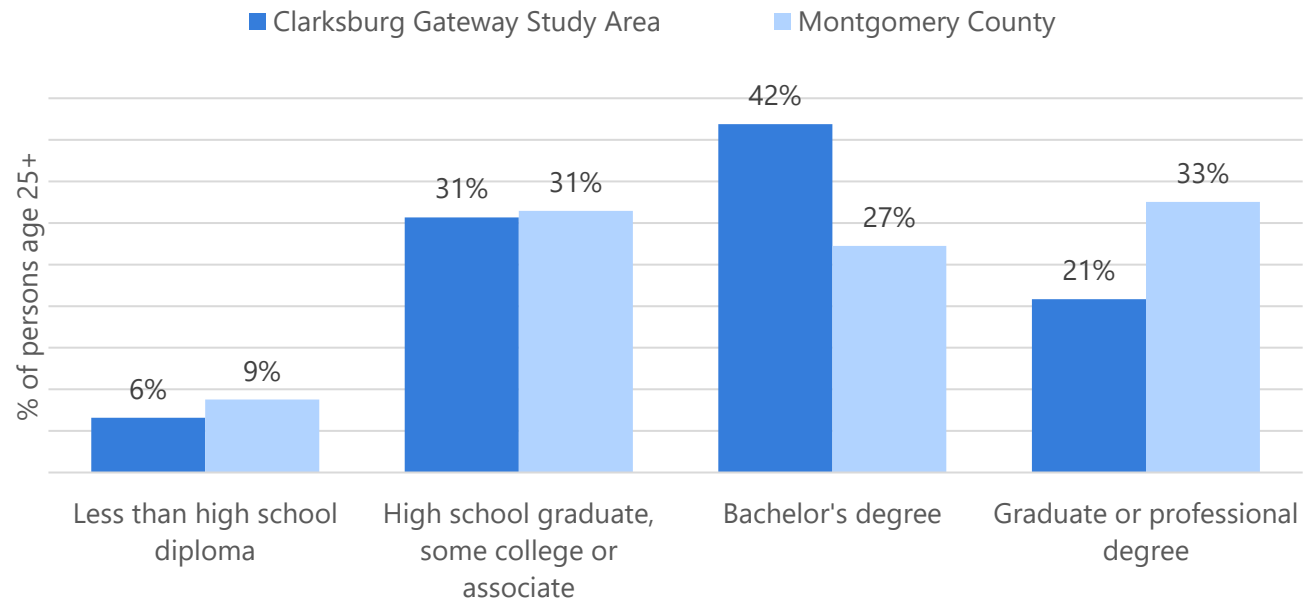
Educational Attainment

Income is highly correlated with educational attainment and occupation. The study area has a solid concentration of persons ages 25 and over whose highest educational attainment is a Bachelor’s degree (42%), a much higher share than Montgomery County has (27%) (see Figure 10). However, the study area has a lower percentage of those with Graduate or Professional degrees (21%) when compared to the County (33%). The percentage of residents ages 25 and with only a high school degree, some college education (but no degree), or an Associate’s degree is 31%, approximately the same as the County (31%). Persons who did not graduate from high school make up 6% of the study area’s population ages 25 and over, which is not statistically different from the County’s 9%.

The occupation distribution of the study area’s civilian employed population ages 16 and over is similar to the County’s distribution (see Figure 11). Most of the study area’s employed workforce has an occupation in the management, business, science, and arts category (57%), as is the majority of Montgomery County’s employed residents (59%). Fewer study area residents are employed in sales and office occupations (20%), service occupations (11%), and natural resources, construction, and

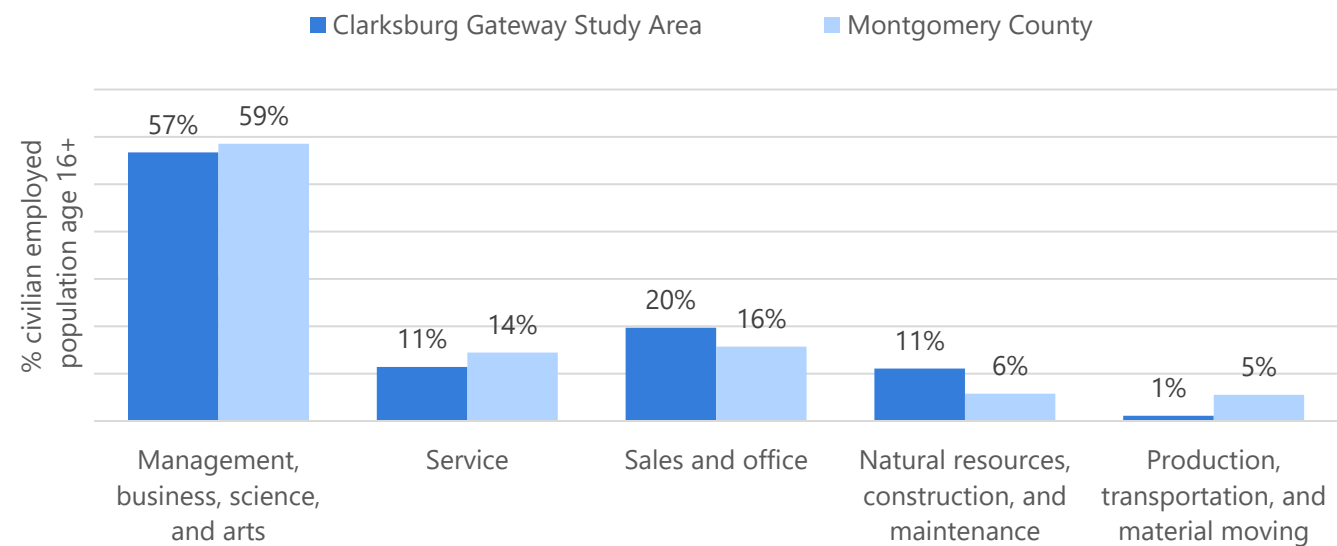
maintenance occupations (11%); these figures are also not statistically significant from their respective countywide numbers. The County has a higher share of its employed workforce in production, transportation, and material moving occupations (6%) than the study area has (1%).

Figure 10: Educational Attainment of Persons Ages 25 and Over for Clarksburg Gateway Study Area and Montgomery County, 2021



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

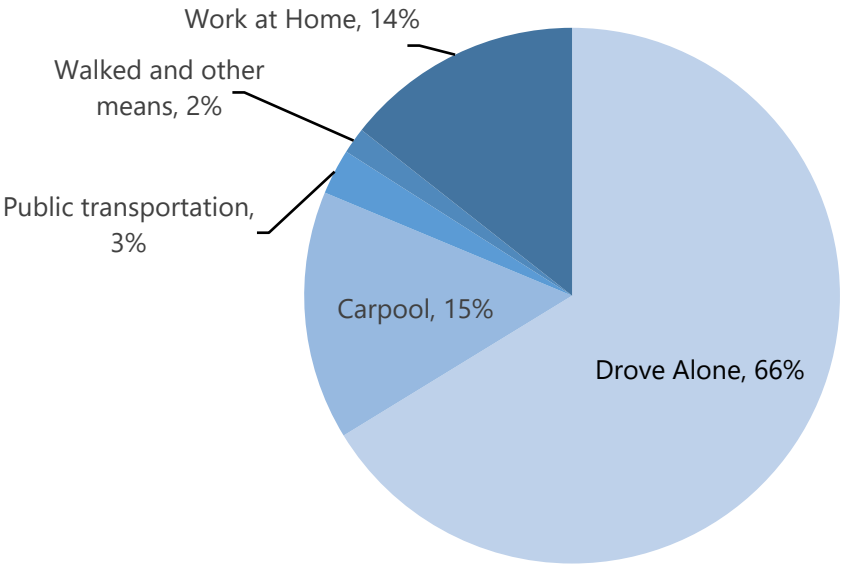
Figure 11: Occupation of Civilian Employed Population Ages 16 and Over for Clarksburg Gateway Study Area and Montgomery County, 2021



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

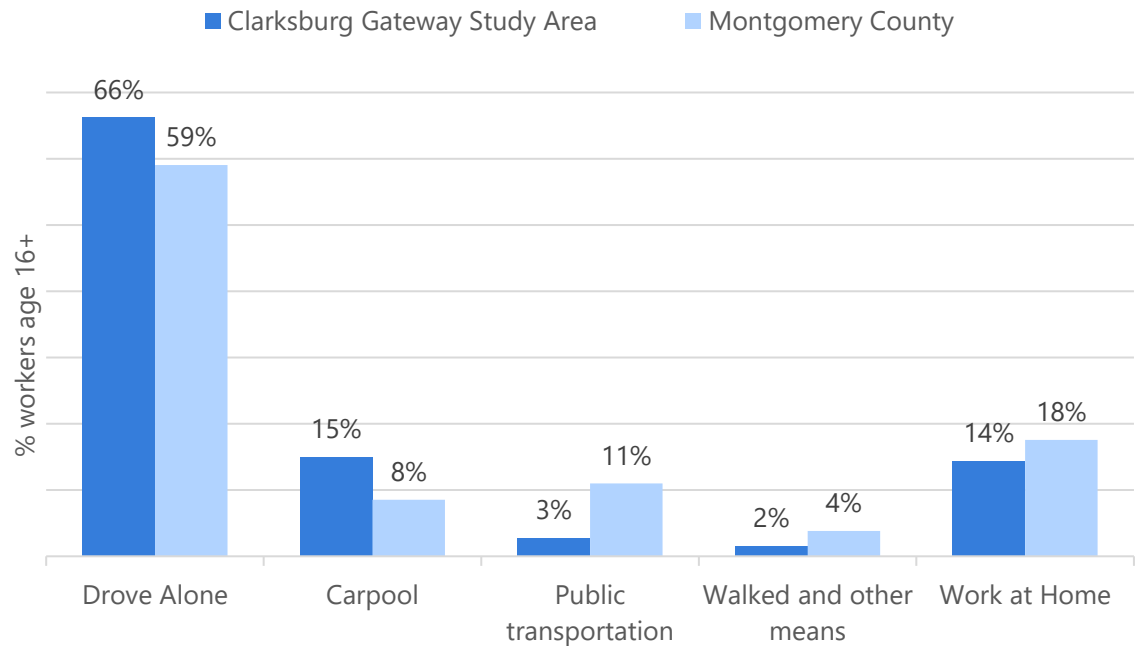
Among workers ages 16 and over living in the study area, 66% drove alone to work, another 15% carpoolled, and 14% worked at home (see Figure 12). Use of public transportation, walking, and other means of transportation by workers living in the study area are negligible, in contrast to the County which has 15% of workers commuting by these transportation modes (11% with public transportation and 4% by walking and other means) and a smaller percentage of workers driving alone (59%) or carpooling (9%) (see Figure 13). About three-quarters (75%) of workers in the study area have a job within Montgomery County, and 15% commute outside of Maryland (most likely to DC or Virginia) (see Figure 14). Slightly more County workers commute (23%) outside of Maryland and fewer work within Montgomery County (67%) (see Figure 15). On average, residents of the study area travel 42 minutes to work, slightly longer than the average for the County (34 minutes).

Figure 12: Mode of Transportation for Commuting to Work for Workers Ages 16 and Over for Clarksburg Gateway Study Area, 2021



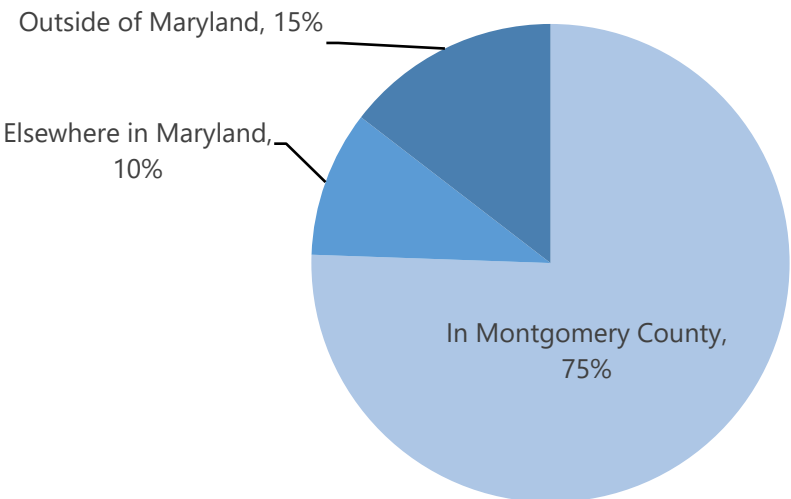
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Figure 13: Mode of Transportation for Commuting to Work for Workers Ages 16 and Over for Clarksburg Gateway Study Area and Montgomery County, 2021



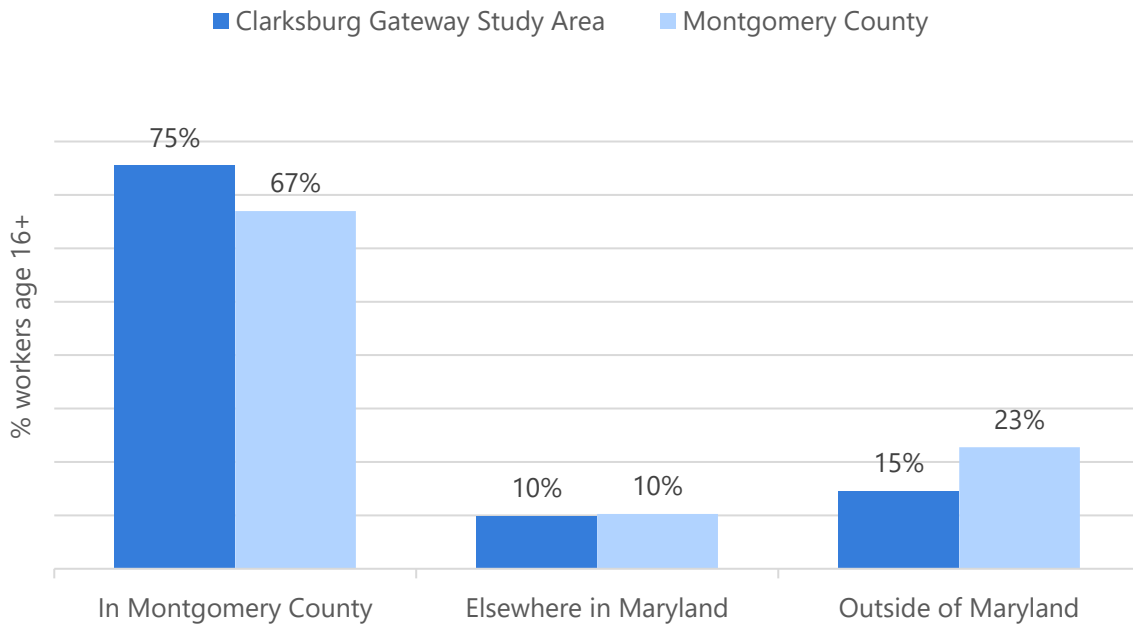
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Figure 14: Place of Work for Workers Ages 16 and Over for Clarksburg Gateway Study Area, 2021



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Figure 15: Place of Work for Workers Ages 16 and Over for Clarksburg Gateway Study Area and Montgomery County, 2021



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Housing Cost Burden

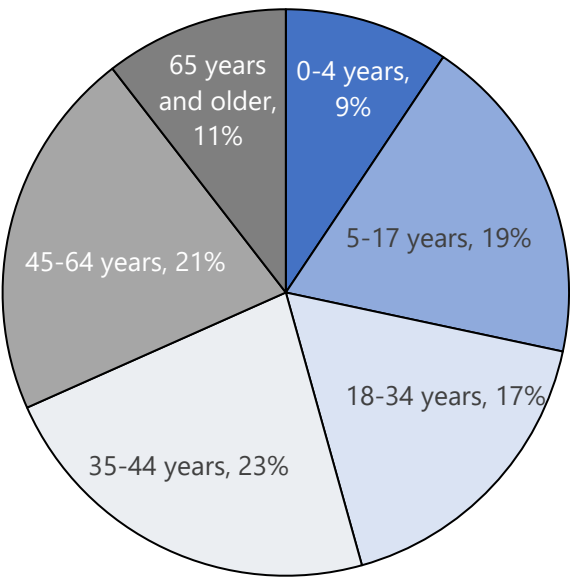
The study area also has a large percentage of households that experience a significant housing cost burden, defined as spending more than 30% of household income on housing costs. 30% of owner-occupied households with a mortgage have a housing cost burden, a proportion similar to the countywide percentage (26%). Among renter-occupied households, 37% have a housing cost burden; however, this estimate is less reliable because renters make up a small percentage (18%) of the households in the study area. (Housing costs for owner-occupied households include mortgage payments, condominium and other fees, real estate taxes, homeowners' insurance premiums, and costs for electricity, heating/gas, and water/sewer. Housing costs for renter-occupied households include rent payments and costs for electricity, heating/gas, and water/sewer.)

Age Structure and Household Type

Residents of the study area are predominantly working-age adults and children, as reported in the 2021 ACS 5-year estimates. 61% of the population are ages 18 to 64, and children (ages 17 and under) make up another 28% of residents (see Figure 16). Persons ages 65 and over are 11% of the population. The study area's population is also younger than Montgomery County's overall. While the study area's median age is 36.7, the County's median age is nearly three years more at 39.6. A comparison of the age distribution between the study area and the County shows a notably larger share of the study area's population (23%) that is 35 to 44 years, whereas the County only has 14% of its population in this age range (see Figure 17). The study area has a smaller share of its population in

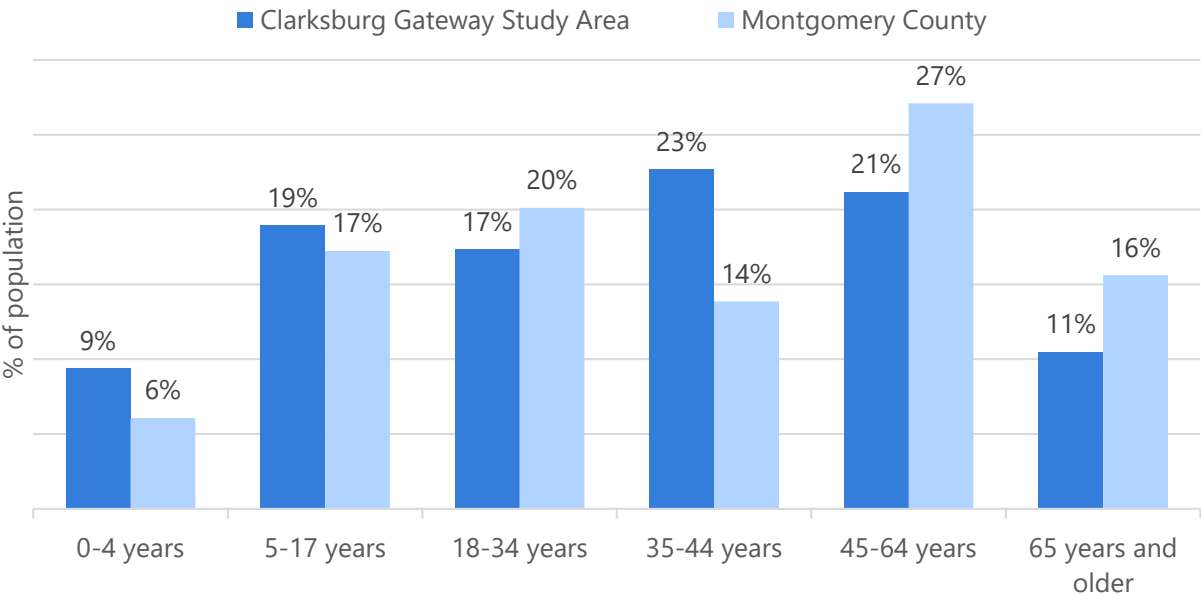
the oldest two age ranges than the County. Only 32% of the study area’s population is age 45 and above, but 43% of the County’s population is in this age range.

Figure 16: Age Distribution for Clarksburg Gateway Study Area, 2021



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

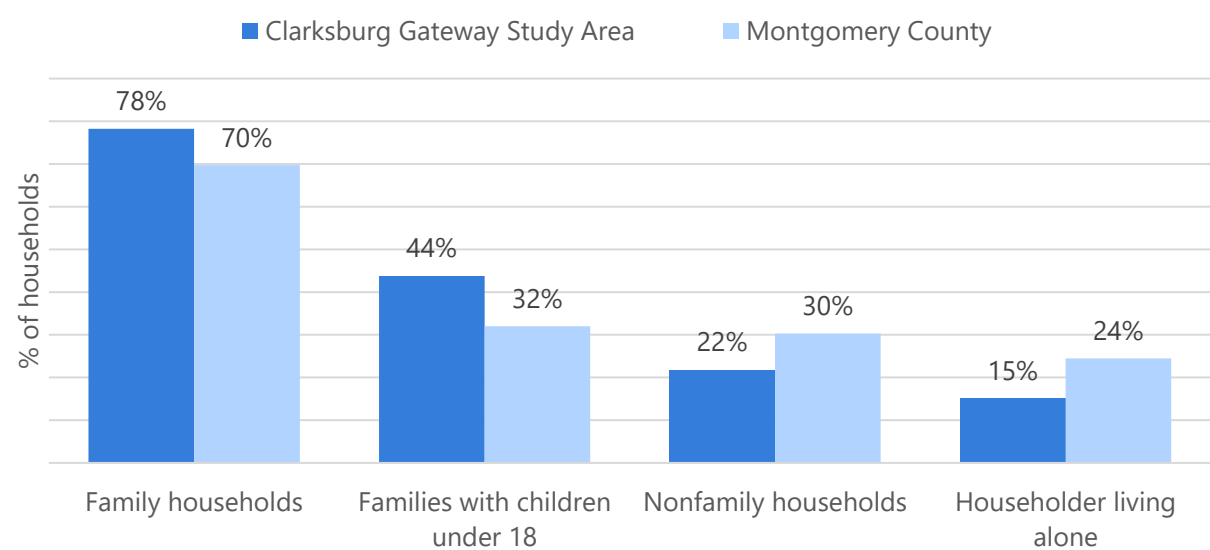
Figure 17: Age Distribution for Clarksburg Gateway Study Area and Montgomery County, 2021



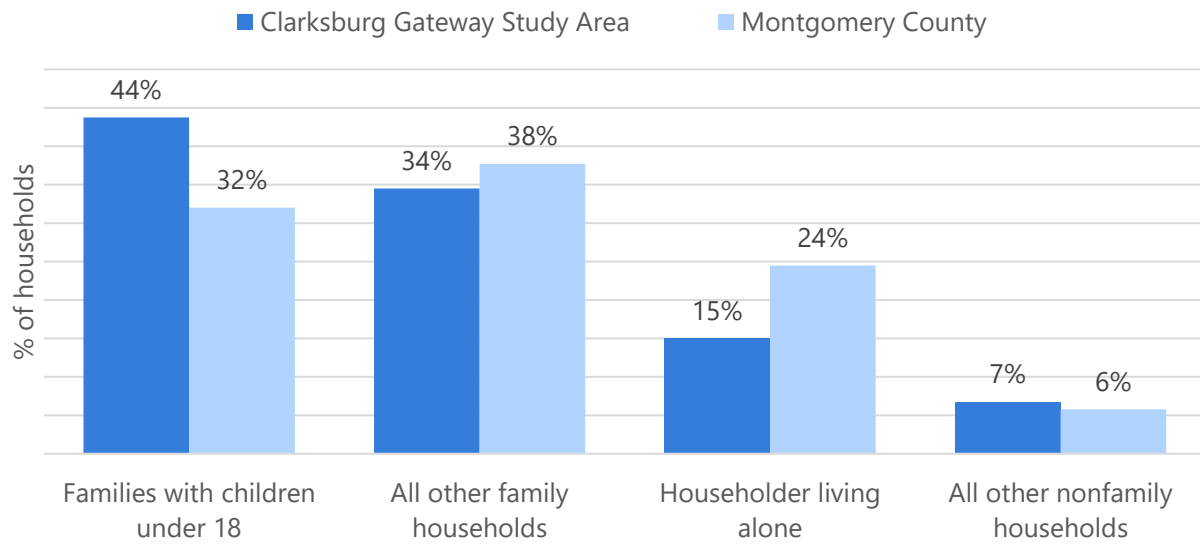
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Households in the study area are predominantly family households (78%), and 44% of all households are families with children under 18 years of age (see Figure 18). 15% of households have only one person. In comparison, 70% of Montgomery County households are family households, and for family households with children under 18 years of age, that figure drops to 32%. One-person households consist of 24% of all households in the County.

Figure 18: Household Type for Clarksburg Gateway Study Area and Montgomery County, 2021



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau